



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, June 18, 2014

10:00 AM

**Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

SPECIAL USE/UNIQUE USE

14-3485

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use for Unique Use SU 14-01

Township: Leyden

County District: 16

Property Address: 10509, 10510 & 10513 W Fullerton Avenue, Melrose Park, Illinois

Property Description: The Subject Property consists of approximately .95 acres located on the Southeast corner of Fullerton Avenue approximately 180 feet east of Geneva Avenue in Leyden Township, Unincorporated Cook County

Owner: Mark & Patrizia Seraphin, 10509 Fullerton Avenue, Melrose Park, Illinois

Applicant: Ross & Jack's Landscaping, Inc., 257 Cardinal Drive, Bloomingdale, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a Special Use for Unique Use to continue to operate a landscaping business, Ross & Jack's Landscaping, Inc., including storage of company trucks and equipment in Section 32 of Leyden Township.

Recommendation: That the application be granted.

Conditions: None

Objectors: City of Northlake-by Resolution, Leyden High School Dist. 212-by Resolution, Leyden Township-by Resolution (see case details)

History:

Zoning Board Hearing: 4/14/2014

Zoning Board Recommendation date: 5/21/2014

County Board extension granted: N/A

VARIATIONS

14-3513

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-12

Township: Lyons

County District: 17

Property Address: 1402 W 54th St., LaGrange Highlands, Illinois.

Property Description: The Subject Property consists of approximately 0.39 acres, located on the North side of 54th Court approximately 280 feet West of Willow Springs Road in Lyons Township.

Owner: Karl Schreiber, 422 Ravine Road, Hinsdale, Illinois

Applicant: Karl Schreiber, same as above.

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the lot area from minimum required 20,000 sq. ft. to an existing 17,061 sq. ft. to construct a new single family residence.

Recommendation: That the Application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/21/2014

Zoning Board Recommendation date: 5/21/2014

County Board extension granted: N/A

14-3514

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-09

Township: Bremen

County District: 6

Property Address: 14254 Luna Avenue, Midlothian, Illinois

Property Description: The Subject Property consists of approximately 0.48 acres, located on the West side of Luna Avenue approximately 130 feet North of West of 143rd Street in Section 4 of Bremen Township Property

Owner: Michael Molinari, 14254 Luna Avenue, Midlothian, Illinois

Applicant: Michael Molinari, same as above

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, to reduce the right interior side yard setback from the minimum required 15 feet to an existing 10 feet to construct a detached garage.

Recommendation: That the Application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/7/2014

Zoning Board Recommendation date: 5/7/14

County Board extension granted: N/A

14-3515

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-11

Township: Maine

County District: 9

Property Address: 9412 Greenwood Drive, Des Plaines, Illinois.

Property Description: The Subject Property consists of approximately 0.36 acres, located on the Southwest corner of Greenwood Drive in Section 14 of Maine Township.

Owner: John Lawson, 9412 Greenwood Drive, Des Plaines, Illinois.

Applicant: Andrew Venamore, 612 Academy Northbrook, Illinois.

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, to reduce the front yard setback from the minimum required 30 feet to an existing ~~2 feet~~ 6 feet to construct a two car detached garage.
intended use

Recommendation: That the Application be Granted as Amended.

Conditions: The construction of the new garage is to be moved to the North so that the apron is entirely on the asphalt drive.

Objectors: None

History:

Zoning Board Hearing: 5/7/2014

Zoning Board Recommendation date: 5/7/2014

County Board extension granted: N/A

14-3516

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-13

Township: Orland

County District: 17

Property Address: 13766 Natchez Trail, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.29 acres, located on the corner of Natchez Trail and Stagecoach Road in Section 6 of Orland Township.

Owner: Paul & Mary Vladovich 13766 Natchez Trail, Orland Park, Illinois,

Applicant: Same as Above

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) increase the height of fence in the corner side yard from maximum allowed 3 feet to proposed 6 feet, (2) reduce the corner side yard setback from minimum required 15 feet to an existing 10.77 feet and (3) reduce interior side yard setback from minimum required 10 feet to an existing 9 feet.

Recommendation: That the Application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/21/2014

Zoning Board Recommendation date: 5/21/2014

County Board extension granted: N/A

14-3517

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-14

Township: Leyden

County District: 16

Property Address: 901 Rowlett Melrose Park, Illinois

Property Description: The Subject Property consists of approximately 0.45 acres, located on the Northeast corner of Rowlett Avenue and Diversey Avenue in Section 29 of Leyden Township.

Owner: Ann Mineo, 901 Rowlett Melrose Park, Illinois.

Applicant: Andrew Venamore, 612 Academy Northbrook, Illinois.

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the left interior side yard setback from minimum required 10 feet to 7 feet for a proposed detached garage.

Recommendation: That the Application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/21/2014

Zoning Board Recommendation date: 5/21/2014

County Board extension granted: N/A

Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 7/23/2014.